



Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 5/462 Hawthorn Road, Caulfield South Vic 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$620,000

Median sale price

Median price \$862,000 House Unit X Suburb Caulfield South

Period - From 01/10/2017 to 30/09/2018 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	101/462 Hawthorn Rd CAULFIELD SOUTH 3162	\$610,000	30/10/2018
2	12/573-577 Glen Huntly Rd ELSTERNWICK 3185	\$590,000	31/10/2018
3	1a/212 Kambrook Rd CAULFIELD 3162	\$570,000	21/07/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



2 2 1

Rooms:
Property Type: Apartment
 Agent Comments

Indicative Selling Price

\$620,000

Median Unit Price

Year ending September 2018: \$862,000

Comparable Properties



**101/462 Hawthorn Rd CAULFIELD SOUTH
 3162 (REI)**

Agent Comments

2 1 1

Price: \$610,000
Method: Private Sale
Date: 30/10/2018
Rooms: 3
Property Type: Apartment



**12/573-577 Glen Huntly Rd ELSTERNWICK
 3185 (REI/VG)**

Agent Comments

2 1 1

Price: \$590,000
Method: Sold Before Auction
Date: 31/10/2018
Rooms: 4
Property Type: Apartment



**1a/212 Kambrook Rd CAULFIELD 3162
 (REI/VG)**

Agent Comments

2 2 1

Price: \$570,000
Method: Auction Sale
Date: 21/07/2018
Rooms: -
Property Type: Flat